

JAMES V. CARONE, et al.,  
Plaintiffs

vs.

MORRIS KOSMAN,

Defendant

NO. 772B CIVIL

IN THE CIRCUIT COURT

FOR

FREDERICK COUNTY, MARYLAND

ACKNOWLEDGMENT OF PURCHASER AT MORTGAGE SALE

**TRUSTEE'S SALE  
OF VALUABLE  
COMMERCIAL  
PROPERTY**  
Located in Frederick City,  
Election District, Frederick  
County, Maryland.  
By virtue of the assent to  
decree contained in a  
mortgage from Morris  
Kosman to James V. Carone  
and Gwendolyn G. Carone,  
which said mortgage was  
dated on the 11th day of  
September 1984, and  
recorded in the Land  
Records of Frederick  
County, Maryland in Liber  
1253, Folio 780, William R.  
Nicklas, Jr. having been  
appointed trustee for the  
purpose of foreclosure and  
collection, the said trustee  
will offer for sale at the  
Court House door in Fred-  
erick County, Maryland on  
Monday, March 31, 1986 at  
11:00 a.m., all of the here-  
inafter described real  
estate, to wit:

WITNESS

All that lot or parcel of  
land situate, lying and being  
in Frederick City, Frederick  
County, State of Maryland,  
and being all of the remain-  
ing part of Lot 7 as shown on  
a Plat entitled "Addition  
Plat, Carone's Addition to  
Lot #6, PHEOBUS DIVI-  
SION", recorded among the  
Plat Records of Frederick  
County, Maryland, in Plat  
Book 29, folio 129, containing  
4,045.74 square feet or  
0.09288 acre of land, more or  
less, and being more par-  
ticularly known and desig-  
nated as 430 West Patrick  
Street, Frederick, Maryland  
21701.

BEING all and the same  
real estate which was con-  
veyed unto Morris Kosman  
by a deed from James V.

I heroby acknowledge to have  
purchased from William R. Nicklas,  
Jr., trustee appointed to make  
foreclosure in the above-captioned  
case, on this 31st day of March,  
1986, all that lot or parcel of  
land situate in Frederick County,  
Maryland, which is the subject of  
the above-captioned case, and  
being more fully described in the  
annexed advertisement at and for  
the sum of Eighty-one thousand  
dollars (\$81,000.00)\* and upon the  
terms of sale set forth in said  
advertisement.

*Karen Blevins*

Karen Blevins

\*Reduced by \$48,796.42 the amount of the  
first mortgage to which the sale was  
subject, for a net bid price of

MAY 26 12:32 PM '86

CHARLES C. KELLER, CLERK

BY: \_\_\_\_\_

LAW OFFICES  
ELLIOT & NICKLAS, P. A.  
19 NORTH COURT STREET  
FREDERICK, MARYLAND 21701

(301) 694-8877

Carone and Gwendolyn G.  
Carone, his wife, dated  
September 11, 1984, and  
recorded among the Land  
Records of Frederick  
County, Maryland, at Liber  
1253, folio 774.

The real estate is  
improved by a two-story,  
brick detached structure  
containing three office  
suites, total square footage  
approximately 1800, and a  
2-car garage. The im-  
provements are known as  
430 W. Patrick Street,  
Frederick, Maryland.

The property will be sold  
subject to a first mortgage  
held by First National Bank  
of Maryland, which mort-  
gage is recorded among the  
Land Records of Frederick  
County, Maryland at Liber  
1253, Folio 776, with a  
remaining principal balance  
of approximately \$49,000.00.  
The trustee assumes no  
responsibility for the status  
of said first mortgage or the  
accuracy of the approxi-  
mate balance stated herein.

**TERMS OF SALE:** A  
deposit of \$10,000.00 CASH  
will be required from the  
purchaser of purchasers on  
the day of sale, with the  
balance to be paid upon  
ratification thereof by the  
Circuit Court for Frederick  
County. Taxes and all other  
public charges shall be  
prorated to the date of sale  
and assessed thereafter to  
the purchaser. All costs of  
conveyancing, all revenue  
stamps and transfer taxes  
and all other conveyancing  
expenses of any nature to be  
at the expense of the  
purchaser or purchasers  
including the cost of the  
preparation of the deed and  
interest on the purchase  
price from the date of sale to  
the date of settlement at  
TEN PER CENT (10%) per  
annum. In the event of a  
default by purchaser, resale  
shall be at purchaser's  
expense.

The property is being sold  
"as is", in every respect  
including physical condi-  
tion, zoning, legal descrip-  
tion, access, and use,  
whether of record or not.

F. THEODORE ELLIOT,  
ATTORNEY FOR  
WILLIAM R.  
NICKLAS, JR.  
TRUSTEE  
19 N. Court Street  
Frederick, Md. 21701  
(301) 694-8877